



PTAX-203

Illinois Real Estate Transfer Declaration

Step 1: Identify the property and sale information.

1 OAKVIEW ROAD

Street address of property (or 911 address, if available)

PRAIRIE DU ROCHER

62277-0000

City or village

ZIP

T6S R8W

Township

2 Enter the total number of parcels to be transferred. 4

3 Enter the primary parcel identifying number and lot size or acreage

14-087-065-00

100.53

Acres

Yes

Primary PIN

Lot size or
acreage

Unit

Split
Parcel

4 Date of instrument: 2/13/2026
Date

5 Type of instrument (Mark with an "X") : X Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify):

6 Yes X No Will the property be the buyer's principal residence?

7 X Yes No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a X X Land/lot only
b Residence (single-family, condominium, townhome, or duplex)
c Mobile home residence
d Apartment building (6 units or less) No. of units:
e Apartment building (over 6 units) No. of units:
f Office
g Retail establishment
h Commercial building (specify):
i Industrial building
j Farm
k Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	1,291.50
COUNTY STAMP FEE	645.75
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	2,017.25

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:

 Demolition/damage Additions Major remodeling
 New construction Other (specify):

10 Identify only the items that apply to this sale.

- a Fullfillment of installment contract
year contract initiated :
b Sale between related individuals or corporate affiliates
c Transfer of less than 100 percent interest
d Court-ordered sale
e Sale in lieu of foreclosure
f Condemnation
g Short sale
h Bank REO (real estate owned)
i Auction sale
j Seller/buyer is a relocation company
k Seller/buyer is a financial institution or government agency
l Buyer is a real estate investment trust
m Buyer is a pension fund
n Buyer is an adjacent property owner
o Buyer is exercising an option to purchase
p Trade of property (simultaneous)
q Sale-leaseback
r Other (specify):
s Homestead exemptions on most recent tax bill:
1 General/Alternative 0.00
2 Senior Citizens 0.00
3 Senior Citizens Assessment Freeze 0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration 11 1,291,212.00
12a Amount of personal property included in the purchase 12a 0.00



Declaration ID: 20260207995025
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

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12b	Was the value of a mobile home included on Line 12a?	12b	Yes ☐ No ☒
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13	1,291,212.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15	0.00
16	If this transfer is exempt, identify the provision.	16	b ☐ k ☐ m ☐
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	1,291,212.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18	2,583.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19	1,291.50
20	County tax stamps — multiply Line 18 by 0.25.	20	645.75
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21	1,937.25

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOT 2 IN SURVEY 475, CLAIM 2007, IN TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING EAST OF OAKVIEW ROAD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED IN VOLUME 221, AT PAGE 443 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

ALSO BEING DESCRIBED AS PART OF LOT 2, SURVEY 475, CLAIM 2007 IN TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SURVEY 475, CLAIM 2007; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 6350 FEET; THENCE WITH A DEFLECTION ANGLE OF 90° TO THE RIGHT, TO THE SOUTH LINE OF SAID LOT 2; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE SOUTH LINE OF SAID LOT 2, TO THE NORTHEAST CORNER OF LOT 3, SURVEY 476, CLAIM 276; THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE PROJECTED NORTH LINE OF LOT 3, SURVEY 475, CLAIM 2007, SAID POINT BEING 990 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID LOT 3, SURVEY 475, CLAIM 2007; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 2, SURVEY 475, CLAIM 2007; THENCE IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS PART OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID RANDOLPH COUNTY IN PLAT BOOK "E", PAGE 40, SAID EASEMENT LYING TWELVE AND ONE-HALF (12.5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A CONCRETE MONUMENT WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 2 OF U.S. SURVEY 476, CLAIM 276, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK "E", ON PAGE 40; THENCE ON A RECORD BEARING OF NORTH 72° 25' 19" EAST, ON THE SOUTHEASTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007, A DISTANCE OF 610.00 FEET TO AN IRON PIN, AT THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE NORTH 40° 00' 16" WEST, A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 38° 36' 53" WEST, A DISTANCE OF 323.66 FEET TO A POINT; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 167.06 FEET (CHORD = NORTH 72° 48' 03" WEST, 157.33 FEET) TO A POINT; THENCE SOUTH 73° 00' 48" WEST, A DISTANCE OF 272.25 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 120.20 FEET (CHORD = NORTH 72° 33' 11" WEST, 113.09 FEET) TO A POINT; THENCE NORTH 38° 07' 11" WEST, A DISTANCE OF 100.59 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 59.49 FEET (CHORD = NORTH 55° 09' 46" WEST, 58.62 FEET) TO A POINT; THENCE NORTH 72° 12' 22" WEST, A DISTANCE OF 42.38 FEET TO A POINT; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 104.43 FEET (CHORD = NORTH 42° 17' 20" WEST, 99.75 FEET) TO A POINT; THENCE NORTH 12° 22' 18" WEST, A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 34° 10' 37" WEST, A DISTANCE OF 66.00 FEET TO A POINT THAT LIES 12.50 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007; THENCE SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007; THENCE SOUTH 71° 25' 42" WEST, PARALLEL WITH SAID NORTHWESTERLY LINE A DISTANCE OF 1065 FEET, MORE OR LESS, TO A POINT IN THE PUBLIC ROAD KNOWN AS "OAKVIEW ROAD", BEING THE TERMINUS OF THE CENTERLINE HEREIN DESCRIBED.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

PART OF TAX ID NO: 14-087-065-00
PART OF MAP ID NO: 12-02-400-003

AND

LOT 2 IN SURVEY 476, CLAIM 276; LOTS 2 IN SURVEY 477, CLAIM 283 AND LOT 2 IN SURVEY 478, CLAIM 262, ALL IN TOWNSHIP 6



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SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS,

EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PORTION OF THE ABOVE LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED IN VOLUME 221 AT PAGE 443 AND SUBJECT TO A PERMANENT EASEMENT TO THE STATE OF ILLINOIS RECORDED IN VOLUME 221 AT PAGE 439 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

ALSO BEING DESCRIBED AS PART OF LOT 2, SURVEY 476, CLAIM 276; LOT 2 IN SURVEY 477, CLAIM 283; LOT 2 IN SURVEY 478, CLAIM 262; BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SURVEY 475, CLAIM 2007; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 2, SURVEY 476, CLAIM 276, TO THE NORTHWEST CORNER OF SAID LOT 2, SURVEY 476, CLAIM 276; THENCE WITH A DEFLECTION ANGLE OF 109° TO THE LEFT A DISTANCE OF 1780 FEET; THENCE WITH A DEFLECTION ANGLE OF 90° TO THE LEFT, A DISTANCE OF 1180 FEET; THENCE WITH A DEFLECTION OF 7° TO THE RIGHT, A DISTANCE OF 90° TO THE LEFT, A DISTANCE OF 160 FEET; THENCE WITH A DEFLECTION ANGLE OF 37° TO THE LEFT, A DISTANCE OF 540 FEET; THENCE IN A NORTHERLY DIRECTION TO THE POINT OF BEGINNING. ALL OF THE ABOVE PARCELS BEING LOCATED IN TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS PART OF LOT 2 OF U.S. SURVEY 475, CLAIM 276, PART OF LOT 2 OF U.S. SURVEY 477, CLAIM 283 AND PART OF LOT 2 OF U.S. SURVEY 478, CLAIM 262, ALL IN TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID RANDOLPH COUNTY IN PLAT BOOK "E", PAGE 40, SAID EASEMENT LYING TWELVE AND ONE-HALF (12.5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A CONCRETE MONUMENT WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 2 OF U.S. SURVEY 476, CLAIM 276; THENCE ON A RECORD BEARING OF NORTH 72° 25' 19" EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 610.00 FEET TO AN IRON PIN AT THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE SOUTH 40° 00' 16" EAST, A DISTANCE OF 1,390.00 FEET TO A POINT; THENCE EASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 237.00 FEET (CHORD = SOUTH 85° 16' 05" EAST, 213.11 FEET) TO A POINT; THENCE NORTH 49° 28' 06" EAST, A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 83° 44' 36" EAST, A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 33° 27' 02" EAST, A DISTANCE OF 145.00 FEET TO A POINT; THENCE NORTH 72° 42' 07" EAST, A DISTANCE OF 180.00 FEET TO A POINT; THENCE NORTH 89° 19' 10" EAST, A DISTANCE OF 140.00 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF THE EXCEPTION TO PARCEL #3 DESCRIBED IN WARRANTY DEED DATED AUGUST 1, 1967 AND RECORDED IN SAID RECORDER'S OFFICE IN BOOK 221, PAGES 443 AND 444, BEING THE TERMINUS OF THE CENTERLINE HEREIN DESCRIBED.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

PART OF LOT 2 OF U.S. SURVEY 478, CLAIM 272, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID RANDOLPH COUNTY IN PLAT BOOK "E", PAGE 40, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 2 OF U.S. SURVEY 476, CLAIM 276, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK "E", ON PAGE 40; THENCE ON A RECORD BEARING OF NORTH 72° 25' 19" EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 610.00 FEET TO AN IRON PIN; THENCE SOUTH 40° 00' 16" EAST, A DISTANCE OF 1,390.00 FEET TO A POINT; THENCE EASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 237.00 FEET (CHORD = SOUTH 85° 16' 05" EAST, 213.11 FEET) TO A POINT; THENCE NORTH 49° 28' 06" EAST, A DISTANCE OF 425.00 FEET TO A POINT; THENCE NORTH 83° 44' 36" EAST, A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 33° 28' 02" EAST, A DISTANCE OF 145.00 FEET TO A POINT; THENCE NORTH 72° 42' 07" EAST, A DISTANCE OF 180.00 FEET TO A POINT; THENCE NORTH 89° 19' 10" EAST, A DISTANCE OF 140.00 FEET TO AN IRON PIN ON THE SOUTHERLY LINE OF THE EXCEPTION TO PARCEL #3 DESCRIBED IN THE WARRANTY DEED DATED AUGUST 1, 1967 AND RECORDED IN SAID RECORDER'S OFFICE IN BOOK 221, PAGES 443 AND 444, THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 60° 24' 38" EAST ON SAID SOUTHERLY LINE, A DISTANCE OF 68.54 FEET TO AN IRON PIN; THENCE NORTH 00° 40' 50" WEST, A DISTANCE OF 70.00 FEET TO AN IRON PIN; THENCE SOUTH 89° 19' 10" WEST, A DISTANCE OF 60.00 FEET TO AN IRON PIN; THENCE SOUTH 00° 40' 50" EAST, A DISTANCE OF 103.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and



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a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

KERTZ AG PROPERTIES, LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

20010 QUARRY HILLS RD

Street address (after sale)

SAINTE GENEVIEVE

City

MO

State

63670-8997

ZIP

573-450-9928

Seller's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

ALAN W. AND RITA M. GUMMERSHEIMER

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

6902 PAUTLER RD

Street address (after sale)

EVANSVILLE

City

IL

State

62242-2216

ZIP

618-304-5885

Buyer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

ALAN W. AND RITA M.
GUMMERSHEIMER

Name of company

6902 PAUTLER RD

Street address

EVANSVILLE

City

IL

State

62242-2216

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 44 F 01
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land _____
Buildings _____
Total _____

3 Year prior to sale 2025

4 Does the sale involve a mobile home assessed as real estate? Yes No ☒

5 Comments

Illinois Department of Revenue Use

Tab number

M72



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Additional parcel identifying numbers and lot sizes or acreage

Property index number (PIN)	Lot size or acreage	Unit	Split Parcel?
14-087-068-00	22.85	Acres	No
14-087-071-00	28	Acres	No
14-087-080-00	11.07	Acres	No

Personal Property Table



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1 OAKVIEW ROAD

Street address of property (or 911 address, if available)

PRAIRIE DU ROCHER 62277-0000
 City or village ZIP

T6S R8W

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

14-087-065-00	50.25	Acres	No
Primary PIN	Lot size or acreage	Unit	Split Parcel

4 Date of instrument: 2/13/2026
 Date

5 Type of instrument (Mark with an "X."): X Warranty deed
☐ Quit claim deed ☐ Executor deed ☐ Trustee deed
☐ Beneficial interest ☐ Other (specify):

6 ☐ Yes X No Will the property be the buyer's principal residence?

7 X Yes ☐ No Was the property advertised for sale?
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

- a X X Land/lot only
 b ☐ Residence (single-family, condominium, townhome, or duplex)
 c ☐ Mobile home residence
 d ☐ Apartment building (6 units or less) No. of units:
 e ☐ Apartment building (over 6 units) No. of units:
 f ☐ Office
 g ☐ Retail establishment
 h ☐ Commercial building (specify):
 i ☐ Industrial building
 j ☐ Farm
 k ☐ Other (specify):

AUTOMATION FEE	11.19
GIS TREASURER	15.00
GIS COUNTY CLERK FEE	1.00
RECORDING FEE	31.15
STATE STAMP FEE	289.00
COUNTY STAMP FEE	144.50
RHSPC	18.00
RECORDERS DOCUMENT STORAGE	3.66
Total:	513.50

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change:

☐ Demolition/damage ☐ Additions ☐ Major remodeling
☐ New construction ☐ Other (specify):

10 Identify only the items that apply to this sale.

- a ☐ Fulfillment of installment contract
 year contract initiated :
 b ☐ Sale between related individuals or corporate affiliates
 c ☐ Transfer of less than 100 percent interest
 d ☐ Court-ordered sale
 e ☐ Sale in lieu of foreclosure
 f ☐ Condemnation
 g ☐ Short sale
 h ☐ Bank REO (real estate owned)
 i ☐ Auction sale
 j ☐ Seller/buyer is a relocation company
 k ☐ Seller/buyer is a financial institution or government agency
 l ☐ Buyer is a real estate investment trust
 m ☐ Buyer is a pension fund
 n ☐ Buyer is an adjacent property owner
 o ☐ Buyer is exercising an option to purchase
 p ☐ Trade of property (simultaneous)
 q ☐ Sale-leaseback
 r ☐ Other (specify):
 s ☐ Homestead exemptions on most recent tax bill:
- | | |
|-------------------------------------|----------------------|
| 1 General/Alternative | <u> </u> 0.00 |
| 2 Senior Citizens | <u> </u> 0.00 |
| 3 Senior Citizens Assessment Freeze | <u> </u> 0.00 |

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

11 Full actual consideration	11 <u>288,938.00</u>
12a Amount of personal property included in the purchase	12a <u>0.00</u>



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12b	Was the value of a mobile home included on Line 12a?	12b	Yes	☒	No
13	Subtract Line 12a from Line 11. This is the net consideration for real property	13			288,938.00
14	Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14			0.00
15	Outstanding mortgage amount to which the transferred real property remains subject	15			0.00
16	If this transfer is exempt, identify the provision.	16	b	k	m
17	Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17			288,938.00
18	Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62)	18			578.00
19	Illinois tax stamps — multiply Line 18 by 0.50.	19			289.00
20	County tax stamps — multiply Line 18 by 0.25.	20			144.50
21	Add Lines 19 and 20. This is the total amount of transfer tax due	21			433.50

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

LOT 2 IN SURVEY 475, CLAIM 2007, IN TOWNSHIP 5 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, LYING WEST OF OAKVIEW ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPT THAT PORTION OF THE ABOVE LAND CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED IN VOLUME 221, AT PAGE 443 IN THE RECORDER'S OFFICE OF RANDOLPH COUNTY, ILLINOIS.

ALSO BEING DESCRIBED AS PART OF LOT 2, SURVEY 475, CLAIM 2007 IN TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SURVEY 475, CLAIM 2007; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 6350 FEET; THENCE WITH A DEFLECTION ANGLE OF 90° TO THE RIGHT, TO THE SOUTH LINE OF SAID LOT 2; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE SOUTH LINE OF SAID LOT 2, TO THE NORTHEAST CORNER OF LOT 3, SURVEY 476, CLAIM 276; THENCE IN A NORTHERLY DIRECTION TO A POINT ON THE PROJECTED NORTH LINE OF LOT 3, SURVEY 475, CLAIM 2007, SAID POINT BEING 990 FEET EASTERLY FROM THE NORTHEAST CORNER OF SAID LOT 3, SURVEY 475, CLAIM 2007; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 2, SURVEY 475, CLAIM 2007; THENCE IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ACROSS PART OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, RANDOLPH COUNTY, ILLINOIS, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF SAID RANDOLPH COUNTY IN PLAT BOOK "E", PAGE 40, SAID EASEMENT LYING TWELVE AND ONE-HALF (12.5) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A CONCRETE MONUMENT WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF LOT 2 OF U.S. SURVEY 476, CLAIM 276, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK "E", ON PAGE 40; THENCE ON A RECORD BEARING OF NORTH 72° 25' 19" EAST, ON THE SOUTHEASTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007, A DISTANCE OF 610.00 FEET TO AN IRON PIN, AT THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED; THENCE NORTH 40° 00' 16" WEST, A DISTANCE OF 225.00 FEET TO A POINT; THENCE NORTH 38° 36' 53" WEST, A DISTANCE OF 323.66 FEET TO A POINT; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 167.06 FEET (CHORD = NORTH 72° 48' 03" WEST, 157.33 FEET) TO A POINT; THENCE SOUTH 73° 00' 48" WEST, A DISTANCE OF 272.25 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 120.20 FEET (CHORD = NORTH 72° 33' 11" WEST, 113.09 FEET) TO A POINT; THENCE NORTH 38° 07' 11" WEST, A DISTANCE OF 100.59 FEET TO A POINT; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 59.49 FEET (CHORD = NORTH 55° 09' 46" WEST, 58.62 FEET) TO A POINT; THENCE NORTH 72° 12' 22" WEST, A DISTANCE OF 42.38 FEET TO A POINT; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 104.43 FEET (CHORD = NORTH 42° 17' 20" WEST, 99.75 FEET) TO A POINT; THENCE NORTH 12° 22' 18" WEST, A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 34° 10' 37" WEST, A DISTANCE OF 66.00 FEET TO A POINT THAT LIES 12.50 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007; THENCE SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF LOT 2 OF U.S. SURVEY 475, CLAIM 2007; THENCE SOUTH 71° 25' 42" WEST, PARALLEL WITH SAID NORTHWESTERLY LINE A DISTANCE OF 1065 FEET, MORE OR LESS, TO A POINT IN THE PUBLIC ROAD KNOWN AS "OAKVIEW ROAD", BEING THE TERMINUS OF THE CENTERLINE HEREIN DESCRIBED.

SUBJECT TO ALL PUBLIC AND PRIVATE ROADWAYS AND EASEMENTS AS NOW LOCATED AND ALSO SUBJECT TO ALL ZONING LAWS, COVENANTS, BUILDING AND SET-BACK LINES AND RESTRICTIONS OF RECORD.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or



Declaration ID: 20260207990825
Status: Closing Completed
Document No.: Not Recorded

State/County Stamp: Not Issued

2026R00469

foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

KERTZ AG PROPERTIES, LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

20010 QUARRY HILLS RD

Street address (after sale)

SAINTE GENEVIEVE

City

MO

State

63670-8997

ZIP

573-450-9928

Seller's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

RANCH OUTFITTERS, LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

4125 OBST RD

Street address (after sale)

RED BUD

City

IL

State

62278-3447

ZIP

618-977-4223

Buyer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

RANCH OUTFITTERS, LLC

Name or company

4125 OBST RD

Street address

RED BUD

City

IL

State

62278-3447

ZIP

USA

Country

Preparer Information

REBECCA COOPER - COOPER & LIEFER LAW OFFICES

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

205 E MARKET ST

Street address

RED BUD

City

IL

State

62278-1525

ZIP

cooperlieferlaw@gmail.com

Preparer's email address (if available)

618-282-3866

Preparer's daytime phone

Phone extension

USA

Country

☒ Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description

Form PTAX-203-A

Itemized list of personal property

Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 079 44 F 01
County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

3 Year prior to sale 2025

4 Does the sale involve a mobile home assessed as real estate? Yes ✓ No

5 Comments

Land /
Buildings /
Total /



Declaration ID: 20260207990825
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State/County Stamp: Not Issued

2026R00469

Illinois Department of Revenue Use

Tab number

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